

I. APPROVED SHADE STRUCTURE CRITERIA FOR NEW AND USED VEHICLE DEALERSHIPS IN THE RIVERSIDE AUTO CENTER SPECIFIC PLAN

A. SHADE STRUCTURES:

These structures shall be defined as a permanent, cantilevered structure with structural steel supports on rear of the structure and a canopy on top that covers the horizontal supporting arms. No other type of shade structures will be permitted (i.e., EZ-Ups, tents, awnings, etc.)

B. SIZE:

The structures shall be no larger than 20' by 40'.

C. QUANTITY:

Shade structures will only be permitted for new and used vehicle sales on properties of two acres or greater in size. Two such structures shall be permitted.

D. SETBACKS:

The shade structures shall be set within five-feet of an existing building on the site and shall be at least thirty-feet from all street frontage property lines.

E. HEIGHT LIMIT:

No part of the shade structures shall be higher than fifteen-feet.

F. CANOPY FABRIC:

The canopy fabric shall be made of a UV stabilized, high-density polyethylene material or its equivalent with a minimum five year guarantee for fading and deterioration.

G. COLORS:

The canopy of the shade structure shall be limited to the solid, neutral colors of black, white, gray, cream, dark green and dark blue. Only one color will be permitted on the canopy (i.e., no stripes, patterns or the like). The color of the steel supports shall be limited to either black or white. No signage or message of any type is permitted on the canopy.

H. PERMITTING:

Prior to installation of a shade structure the property owner shall submit for an

administrative Design Review approval subject to the submittal requirements in place for administrative Design Reviews.

The shade structure will require a building permit. The plans submitted for a building permit shall be stamped and wet signed by an Architect or Engineer, with calculations to support the design. The design will be required to comply with all applicable requirements of the Uniform Building Code. All welding is to be done in a City of Riverside approved fabrication shop or under the continuous observation of a City of Riverside approved Special Inspector.

I. MAINTENANCE:

The shade structures shall be maintained in good repair at all times (i.e, all tears, rips, fading and discoloration shall be corrected immediately).